

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 20, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	96-DR-2005 Wilshire Villas		
LOCATION	7979 E Wilshire Drive, at the southwest corner of E. Wilshire Drive and N. Hayden Road		
REQUEST	Request approval of a site plan and elevations for an 18-unit condominium development.		
OWNER	Wilshire Land, LLC 480-947-6200	ENGINEER	BCA Companies 480-948-9710
ARCHITECT/ DESIGNER	Bollinger & Cardenas Architects 480-315-5426	APPLICANT/ COORDINATOR	Elizabeth Ross WSL LOB, LLC 480-947-6200
BACKGROUND	<p>Zoning</p> <p>The eastern two-thirds of the site is zoned R-5C (Multi-family Residential) District, while the western one-third is zoned R-3 (General Residential) District. The dual zoning resulted from the area's history of rezoning and land assembly. Each of the zoning districts has slightly different standards pertaining to allowable density, building heights and setbacks.</p> <p>For properties located within multiple zoning districts, a property owner may either submit Rezoning and Major General Plan Amendment applications requesting a single zoning district/land use designation, or create a design that conforms to the development standards of each zoning district. Rather than submit Rezoning and General Plan Amendment applications for a relatively small 19,000 square foot portion of the site, the applicant chose to design the project in conformance with both zoning districts.</p> <p>Context</p> <p>The site is located at the southwest corner of E. Wilshire Drive area and N. Hayden Road.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: (across E. Wilshire Drive) Wilshire Place and Cortese Condominiums in the R-3 and R-5C Districts• South: Colonial Verde Townhouses in the R-4 (Resort Residential) District• East: (across N. Hayden Road) Commercial offices and a florist in the R-5C District• West: Single family residential homes in the R-3 District		

APPLICANT'S
PROPOSAL

Applicant's Request

The applicant requests approval of site plan and elevations for a new two-story, 18-unit stacked flat condominium project on a vacant site at 7979 E. Wilshire Drive, located at the southwest corner of E. Wilshire Drive and N. Hayden Road.

Development Information:

- Existing Use: Vacant land (single-family residence formerly located on the site has been demolished)
- Proposed Use: Two-story, 18-unit stacked flat condominiums
- Minimum Property Size Required: R-5 = 35,000 Square fee
R-3 = N/A
- Size of Entire Site: 1.47 Acres (63,950 square feet) gross,
1.22 Acres (53,377 square feet) net
- Density Allowed: R-3 = 12.93 dwelling units/gross
acre
R-5 = 17 dwelling units/gross acre
- Density Proposed: R-3 = 12.29 dwelling units/gross acre;
R-5 = 12.2 dwelling units/gross acre
- Building Size: 27,141 square feet gross, with living
spaces ranging from 947 to 1,535
square feet per unit
- Building Height Allowed: 30 Feet in R-3 & 36 feet in R-5
- Building Height Proposed: 28 Feet overall
- Setback due to Building Height
(in R-5 portion only):
Setback Required: 50 Feet
Setback Proposed: 50 Feet
- Setback at North Property Line: R-3 portion: 15 Feet required &
15 feet proposed;
R-5 portion: 0 Feet required
7 Feet proposed
- Setback at West Property Line:
Required: 15 Feet
Proposed: 15 Feet
- Setback at South Property Line:
Required: 15 Feet
Proposed: 40 Feet
- Setback at East Property Line:
Required: 0 Feet r
Proposed: 10 Feet
- Parking Required for Project: 33 Spaces, including 1 accessible van
stall and 1 standard accessible stall
- Parking Provided for Project: 39 Spaces, including 1 accessible van
stall and 1 standard accessible stall

- Floor Area Ratio (FAR): 0.51 (27,141 square foot gross floor area/ 53,377 square foot net lot area)
- Open Space for this Site:
 - Required: 14,229 Square feet
 - Proposed: 16,447 Square feet
- Frontage Open Space Required: 9,817 Square feet
- Frontage Open Space Proposed: 10,016 Square feet
- Wall Height in Front Open Space:
 - Allowed: 3 Feet
 - Proposed: 0 Feet (none)
- Wall Height in Non-Frontage Areas:
 - Allowed: 8 Feet
 - Proposed: 8 Feet
- Private Outdoor Living Space
 - Required: 10% of unit square footage for 1st floor units and 5% of unit square footage for 2nd floor units
 - Proposed: 10%+ for all 1st floor units; *less than 5% for 6 of the 9 units located on 2nd floor*
- Distance Between Buildings:
 - Required: 10 Feet
 - Proposed: 10 Feet

DISCUSSION

Access to the site will be via E. Wilshire Drive, which is a 53-foot wide minor collector. The internal drive aisle will be located across the street from the existing Cortese Condominiums driveway. This drive aisle will provide connection to each unit and terminate in a cul-de-sac near the east side of the property. Vehicular access to N. Hayden Road will be restricted to emergency equipment via a 20-foot wide driveway secured by a crash gate.

A swimming pool and cabana will be located west of Building 2 between the building and the driveway entrance, and a tot lot will be located south of Building 1 in the southwesterly portion of the site. Front yard building setbacks of 20 feet will be provided along the N. Hayden Road and E. Wilshire Drive frontages.

The three, two-story buildings will each contain six units, and the project offers six different floor plans. Ground floor entries will be provided on the ends of the buildings and in center courtyards, and three of the ground-floor units will have entrances centrally located in alcove patios located between garages. Each unit will be comprised of a minimum of two bedrooms and two bathrooms, and be situated on either a first or second floor in a stacked flat design. Second floor units will have an additional study (or third bedroom).

First floor units will have outdoor patios with optional patio covers, while second floor units will include balconies. Staff has identified that two of the floor plans for second floor units (Units 4 & 6) do not meet ordinance

requirements for private outdoor living space. However, staff notes that the approximate 24 square foot deficit can be remedied by a slight adjustment of interior wall locations. As such, a stipulation has been included mandating compliance with this ordinance provision.

Each unit will be equipped with a single-car garage, plus additional outdoor parking space. Laundry hook-ups will be located within the garages.

Building elevations are articulated with variations utilizing covered entries, window trim, window and door foam and stucco pop-outs, use of color on plane changes, and textural enhancement via use of stone.

The proposed exterior color/material palette consists of three-tone, beige, tan and brown (Warm Butterscotch DE6151, Golden Gate DEC739 and Baked Potato DEC717) stucco finished walls with stacked stone wainscot and concrete blend, Mission tile pitched roof. Clear glass in dark bronze anodized framed windows are recessed 8 to 16 inches beneath protruding window eyebrows. Doorways are situated within 34-inch covered entryways.

The pool area will include a 10 by 12 foot ramada with sandblasted and tan painted wood covered columns and pitched, Mission tile roof to match the building.

Landscaping is proposed along the property perimeter as well as interior areas. The proposed low water use/drought tolerant plant list includes species such as Arizona Native Mesquite, Palo Brea and Desert Ironwood trees, as well as Chihuahuan Sage, Creosotebush, Red Yucca and other plant materials. Turf is proposed in the retention/recreation area located in the southwest portion of the site adjacent to the tot lot.

The use is compatible with adjoining residential development and is suitable for this area. The proposed architecture is in keeping with the neighborhood, and the site design is harmonious with existing adjacent uses.

OTHER BOARDS AND
COMMISSIONS

The land was annexed to the City with R-5 zoning in 1963.
Case 3-ZN-1968 rezoned the western portion of the site to R-3 in 1968.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Kim Chafin, AICP
Senior Planner
Phone: 480-312-7734
E-mail: kchafin@ScottsdaleAZ.gov

APPROVED BY



Kim Chafin, AICP
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Proposed Site Plan
5. Conceptual Landscape Plan
6. Color Elevations
7. Color Perspective
8. Floor Plans
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Project Narrative

WILSHIRE

VILLAS

Request for Site Plan approval by the Development Review Board on approximately 1.3 acres located at the southwest corner of Hayden Road and Wilshire Drive

Prepared for:

City of Scottsdale Planning Department
7447 E. Indian School Rd
Scottsdale, AZ 85258

Applicant:

WSL Lots, LLC
7520 E. Angus Drive
Scottsdale, AZ 85251

November 2005

Project Description

The Purpose of this request is to obtain site plan approval by the Development Review Board for Wilshire Villas, a 56,759 s.f. (1.3 ac) gross undeveloped lot located at the southwest corner of Hayden Rd. and Wilshire Dr. The property is currently split zoned with approximately the west 123 feet zoned R-3 and the balance, or approximately 285 feet zoned R-5. The R-5 zoning appears to be the original zoning established by the General Plan when the land was originally annexed, as there are no public records of this zoning change. The parcel was not split, so the split zoning is somewhat of a mystery. The best we have been able to put together to explain the R-3 was case 3-Z-68 in 1968 changed only the west third of the site to R-3. Despite the tremendous challenges this poses, the proposed site plan is in conformance with both zoning classifications.

The resulting density is 13.8 du/ac. and the site plan is consistent with the density range for the associated footages for the R-3 and R-5 combined zoning in the City of Scottsdale. The proposed site plan and relative density is consistent with adjacent densities and offers 27% lot coverage, leaving ample room for open space and amenities such as a pool and cabana.

The subject site is an infill site located in a mixed density area of Scottsdale on the west side of Hayden Rd. and the south side of Wilshire Dr., which is south of Thomas Rd. The lot is currently improved with a 1,150 square foot single-family residence, built in 1951, located in the northeast corner of the subject site. This structure will be razed in order to allow implementation of the proposed site plan. The housing in the area varies from single family, apartments, condominiums, to commercial uses along Hayden Rd. The applicant is requesting approval of the site plan to allow development of the land into 18 two-story condominiums with single-car garages. There are three buildings and each building has six units.

A homeowners' association with CCR's will control the project. Responsibilities of the homeowners' association include maintaining the landscaping in the common areas and developing and maintaining the architectural standards of the subdivision. The project will offer six different floor plans, as well as a pool, cabana and accessory amenities such as BBQ grill and bike rack. Landscaping and amenities will be installed during the course of construction by the developer and maintained by the homeowners' association.

Relationship to surrounding area

Hayden Rd. and Thomas Rd. are the major arterials for the subject site. The property is located on the south side of Wilshire Dr., which is approximately a quarter-mile south of Thomas Rd. Contiguous to the property on the north side of Wilshire Dr. are other multi-family condominiums zoned R-5. There are single family attached townhomes zoned R-4 to the south, and a single-family residence, zoned R-3 to the west. Across Hayden on the east side is a nursery and other commercial uses.

Accessibility

The major arterial for traffic to Wilshire Villas is via Hayden Rd. contiguous to the east. Secondary access is via Wilshire Dr. The ingress and egress will be located along Wilshire Dr., which is consistent with usage for adjacent properties. A turn around in the southeast corner has been provided for emergency vehicles. Each Unit will feature a one-car garage as part of the first floor, accounting for 18 covered spaces. An additional 18 guest parking spaces are located along the south property line within the required 50' building setback, and two Accessible spaces and one additional guest space are located adjacent to the amenity area.

Open Space

Wilshire Villas features 27% lot coverage. The balance of the site consists of streets, amenities, and approximately 30% open space. More than half of the required open space is located along frontage on both Hayden Rd. and Wilshire Dr. The common outdoor open space is located in between the buildings and around the amenities. Useable common open space centers around the pool and cabana area, and the tot lot with grassy retention. Common open space will be landscaped to City ordinance standards for plant count and material using turf, desert trees, desert plants, and decomposed granite. Private outdoor open space is incorporated into the design of each individual unit in the form of patios for first floor residents (with an optional cover), and decks for the second floor homeowners. Both areas meet the City requirement for a minimum size of 10% of the livable dwelling space.

Residential Designs

The buildings will conform to the setback requirements under the both the R-3 and the R-5 zoning designations. A minimum 20' setback is proposed along Wilshire Dr. and Hayden Rd. A 50' setback is maintained along the south property line where both districts abut an R-4. On the west property line, where R-3 abuts another R-3, the building is setback approximately 15 feet, exceeding the minimum 10 feet requirement. Additionally, due to the split zoning, an additional 50-foot setback is required within the site, effectively setting us back from ourselves where the two zoning classifications meet. The sum of these setbacks significantly limit building placement within the remaining buildable envelope, leaving little to no flexibility for site design. Despite these challenges, we feel that the proposed site plan remains both functional and attractive.

Housing diversity is accomplished through six different home sizes varying from 950 to 1,530 square feet. The product is a six-plex condominium building that features three dwellings downstairs and three upstairs. Each home has it's own single car garage and first floor entry.

Due to the limited number of buildings (three), one elevation and color palette is offered, with the intent to maintain consistency of design and a "clean" look, as opposed to each

building having a different elevation or color scheme, which could appear “busy” on such a small site with an odd number of buildings. However, to offset, this, the elevation is well articulated via variations utilizing covered entries, window trim, window and door foam and stucco pop-outs, use of color on plane changes, and textural enhancement with the use of stone.

The builder will only use masonry and stucco exterior finishes. Color and materials should reflect or appropriately contrast with desert hues and other earth tones. All mechanical equipment shall be ground mounted and screened to match the buildings in color and texture. Additionally, the maximum height allowed 36 feet, and the proposed housing designs are significantly less at 28 feet.

Market Timing and Trends

As the redevelopment trend in downtown and south Scottsdale continues to grow as a strong emerging market, new and redeveloped multifamily sites are springing up. This market shift to urban-style living is characterized by homeowners of a professional nature, who want to live and recreate in the heart of the city. Cultural activities, nightlife, and restaurants are vital to how they spend their free time, and they want to live in the middle of it all. This lifestyle is also frequently characterized by a “lock-and-leave” mentality. This demographic does not want to maintain a yard themselves or have the upkeep associated with a traditional single-family house. Accordingly, Wilshire Villas is designed to be an attractive, updated alternative development for south Scottsdale and the immediate neighborhood perfectly positioned in the market as far as timing and trends.

In conclusion, Wilshire Villas will enhance the area by virtue of quality design and will contribute to the redevelopment and beautification of south Scottsdale.



Wilshire Villas

96-DR-2005

ATTACHMENT #2



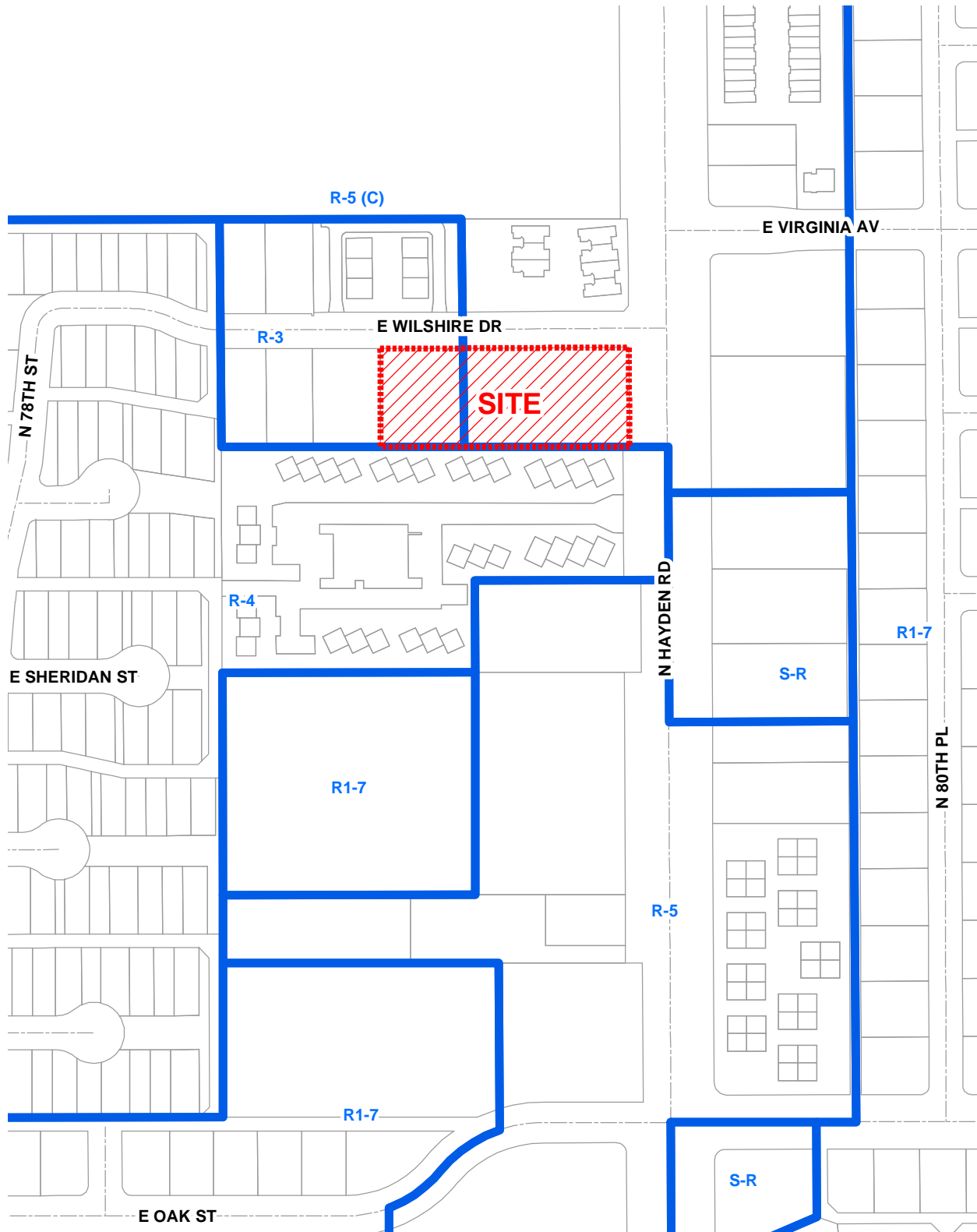
Q.S.
14-46

G.I.S. ORTHOPHOTO 2003

Wilshire Villas

96-DR-2005

ATTACHMENT #2A



96-DR-2005

ATTACHMENT #3

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Bollinger + Cardenas Architects
WILSHIRE VILLAS
7979 E. WILSHIRE DRIVE
SCOTTSDALE, ARIZONA

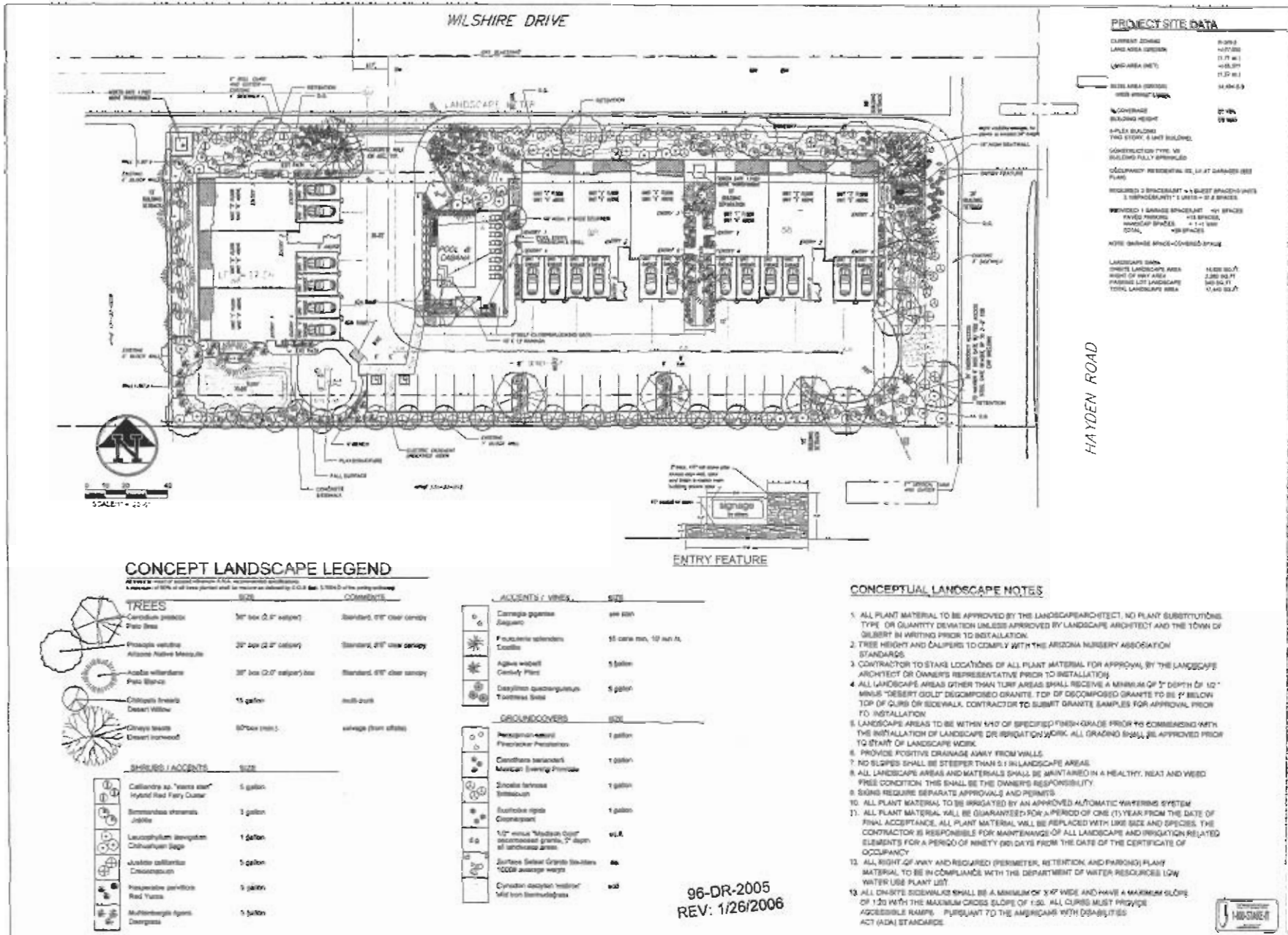
Bollinger + Cardozo Architects

DATE OF BIRTH
11.04.08
AGE 10.14.08
01.24.08 City

Andrew J. Gend...

conceptual
landscape plan

1 of 1
CLS.1



COLOR & MATERIALS

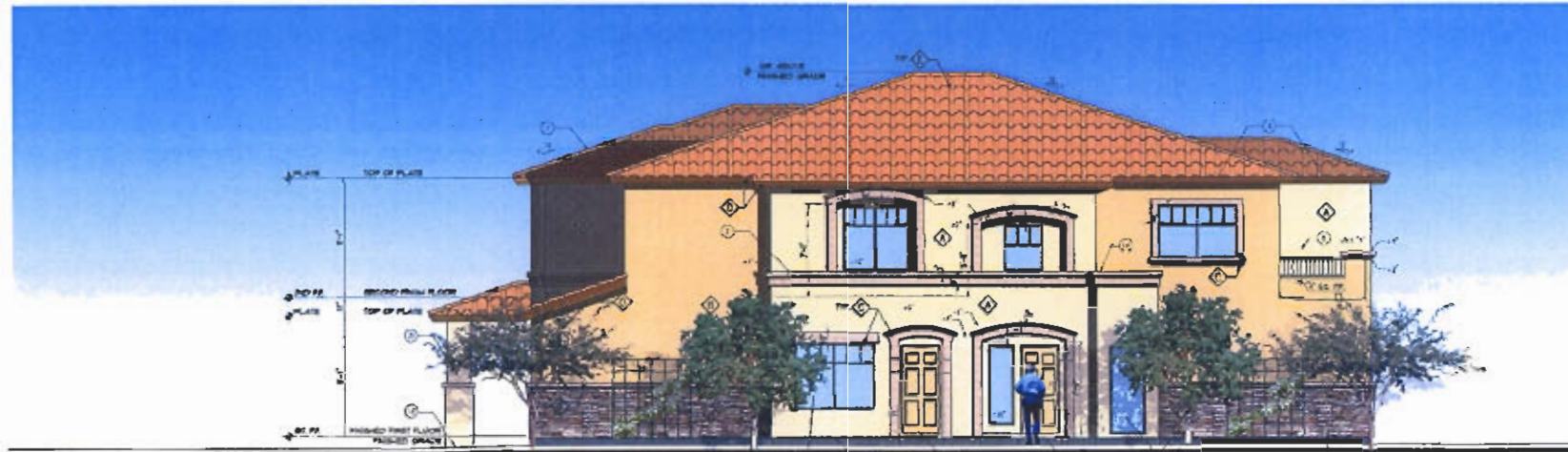
FIELD COLOR DUNE EDWARDS 'GOLDEN SAND' DEETZ	CLAR GLASS IN DARK BRONZE ANODIZED FRAME
FIELD COLOR DE MARIN BUTTEREDOWN AC 4101	TRILLER COLOR DUNE EDWARDS 'GOLDEN SAND' DEETZ
ACCENT COLOR DUNE EDWARDS 'SHADES OF PINK' DEETZ	FLOORING: 100% - RUSTIC (MIXED) 'CLEARANCE'
ACCENT COLOR DUNE EDWARDS 'GOLDEN SAND' DEETZ	PART ELECTRICAL PANELS MOUNTED ON WALL TO MATCH ADJACENT COLOR ON BUILDING CONNECTION TO INSURE ONE (1) PAINTED WOOD-UP PANEL FOR ARCHITECT AND REVIEW AND APPROVAL
ROOF: 100% - RUSTIC (MIXED) 'CLEARANCE'	

KEYNOTES

1. ROOF: 100% - RUSTIC (MIXED) 'CLEARANCE'
2. FIELD COLOR DUNE EDWARDS 'GOLDEN SAND' DEETZ
3. FIELD COLOR DE MARIN BUTTEREDOWN AC 4101
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FRONT ELEVATION TYPE A



LEFT ELEVATION TYPE A

PROJECT NAME
WSL Lots, LLC

1975 EAST WASHINGTON DRIVE
SCOTTSDALE, AZ



BCA

Gallagher + Cardenas Architects, Inc.
Architecture Planning Interiors Project Management
3428 E. Indian School Rd.
Phoenix, Arizona 85018
Tel: (602) 957-8000 Fax: (602) 954-9577

ELEVATIONS TYPE A

SCALE: 1/8" = 1'-0"
DATE: 10/21/05
JOB #: 108903

1. SCHEMATIC DESIGN
2. DESIGN DEVELOPMENT
3. CONSTRUCTION DOCUMENTS
4. ARCHITECTURAL PACKAGE

DR5

96-DR-2005
REV: 1/26/2006

COLOR & MATERIALS

1. FIELD COLOR DUNK EDWARDS "VALLEY DATE BERRY"	10. CLEAN FLUKE IN DARK BROWN, ANODIZED FRAME
2. FIELD COLOR DE WAIN BUTTERSCOTCH DE BIR	11. TELLIS COLOR DUNK EDWARDS "VALLEY DATE BERRY"
3. ACCENT COLOR DUNK EDWARDS "VALLEY DATE BERRY"	12. CLEAN FLUKE IN DARK BROWN, ANODIZED FRAME
4. ACCENT COLOR DUNK EDWARDS "VALLEY DATE BERRY"	13. CLEAN FLUKE IN DARK BROWN, ANODIZED FRAME
5. ROOF BY MCWILLIAMS - 000000 000000	14. CLEAN FLUKE IN DARK BROWN, ANODIZED FRAME

KEYNOTES

1. CONCRETE SLAB ON GROUND (SOG) TO BE 12" THICK
2. 1" DIA. REINFORCING BARS TO BE 12" ON CENTER
3. 1" DIA. REINFORCING BARS TO BE 12" ON CENTER
4. 1" DIA. REINFORCING BARS TO BE 12" ON CENTER
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REAR ELEVATION TYPE A



RIGHT ELEVATION TYPE A

PROJECT NAME
WSL Lots, LLC

7870 EAST WILLOW DRIVE
SCOTTSDALE, AZ



BCA

Bollinger + Cardenas Architects, Inc.
Architecture Planning Interiors Project Management
2428 E. Indian School Rd.
Phoenix, Arizona 85016

Tel: (602) 957-9005 Fax: (602) 954-9577

ELEVATIONS TYPE A

SCALE: 1/4"=1'-0"	DATE: 5/16/08
JOB #: 101905	
DESIGNER: []	ARCHITECT: []
ENGINEER: []	PLUMBER: []
ELECTRICIAN: []	Mechanical: []
Structural: []	Other: []

96-DR-2005
REV: 1/26/2006

DR6



PROJECT NAME
WSL Lots, LLC
 1979 EAST HILLSIDE DRIVE
 SCOTTSDALE, AZ

BCA

Bollinger + Cordano Architects, Inc.
 Architects/Planners/Interior Design/Management
 3428 E. Indian School Rd.
 Phoenix, Arizona 85018
 Tel: (602) 957-8201 Fax: (602) 954-9577

REVISIONS
 SCALE : N.T.S.
 DATE : 10/21/06
 JOB # : 101006

SYMBOLS
 [] SYMMETRIC DESIGN
 [] DESIGN DEVELOPMENT
 [] CONSTRUCTION DOCUMENTS
 [] BIDDING PACKAGE
 [] CONSTRUCTION ISSUE
DR8
 OF - SHEETS

96-DR-2005
 REV: 1/26/2006



OPTIONS

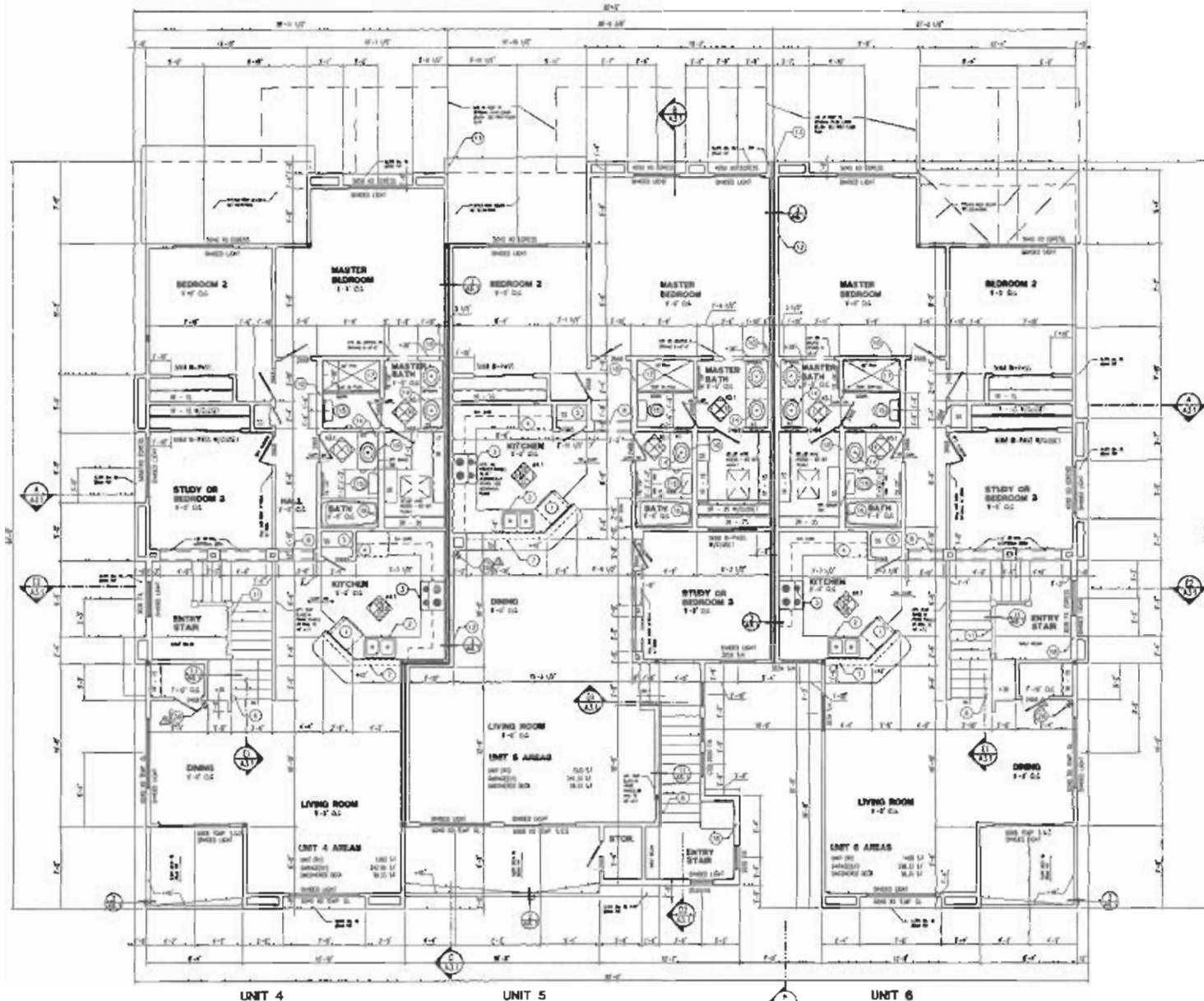
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UNIT "3" AREAS

☐ BIG/PRING PACKAGE
☐ CONSTRUCTION ISSUE

442-PA-05

96-DR-2005
REV: 1/26/2006



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

UNIT 4: 1,400 S.F.
UNIT 5: 1,400 S.F.
UNIT 6: 1,400 S.F.

KEYNOTES

1. CONSTRUCTION
2. FINISHES
3. MECHANICAL
4. ELECTRICAL
5. PLUMBING
6. PAINT
7. FLOORING
8. CEILING
9. WALLS
10. DOORS
11. WINDOWS
12. STAIRS
13. ELEVATORS
14. COMMON AREAS
15. EXTERIOR
16. LANDSCAPE
17. SITEWORK
18. UTILITIES
19. OTHER

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
2. THE BUILDING CODE OF THE CITY OF PITTSBURGH
3. THE INTERNATIONAL RESIDENTIAL CODE
4. THE INTERNATIONAL MECHANICAL CODE
5. THE INTERNATIONAL ELECTRICAL CODE
6. THE INTERNATIONAL PLUMBING CODE
7. THE INTERNATIONAL FIRE CODE
8. THE INTERNATIONAL SAFETY CODE
9. THE INTERNATIONAL ENERGY CODE
10. THE INTERNATIONAL SMOKE ALARM CODE
11. THE INTERNATIONAL ACCESSIBILITY STANDARDS
12. THE INTERNATIONAL GREEN BUILDING STANDARDS
13. THE INTERNATIONAL SUSTAINABLE BUILDING STANDARDS
14. THE INTERNATIONAL WELL-BEING STANDARDS
15. THE INTERNATIONAL COMMUNITY STANDARDS
16. THE INTERNATIONAL CULTURAL STANDARDS
17. THE INTERNATIONAL ECONOMIC STANDARDS
18. THE INTERNATIONAL ENVIRONMENTAL STANDARDS
19. THE INTERNATIONAL HEALTH STANDARDS
20. THE INTERNATIONAL EDUCATION STANDARDS

SECOND FLOOR BUILDING AREA

UNIT 4: 1,400 S.F.
UNIT 5: 1,400 S.F.
UNIT 6: 1,400 S.F.

UNIT "4" AREAS

UNIT 4: 1,400 S.F.
UNIT 5: 1,400 S.F.
UNIT 6: 1,400 S.F.

UNIT "5" AREAS

UNIT 5: 1,400 S.F.
UNIT 6: 1,400 S.F.

UNIT "6" AREAS

UNIT 6: 1,400 S.F.

PROJECT NAME
WSL Lots, LLC

7775 EAST WILSHIRE DRIVE
PITTSBURGH, AL



BCA

Bollinger + Gorden Architects, Inc.
Architects • Planning • Interior • Project Management
3428 E. Indian School Rd.
Phoenix, Arizona 85018
Tel: (602) 957-9200 Fax: (602) 954-9577

SECOND FLOOR PLAN

DATE: 01/25/06
JOB #: 000000

SCALE: 1/8" = 1'-0"

DESIGN DEVELOPMENT
CONST. DOCUMENTS
BIDDING PACKAGE
CONSTRUCTION ISSUE

DR4
SHEET 19

96-DR-2005
REV: 1/26/2006

Wilshire Villas
7979 E. Wilshire
Scottsdale, Az

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>Exist</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
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20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE FIRE DEPT EMERGENCY ACCESS GATE TO HAYDEN ROAD..

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Wilshire Villas Case 96-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, Design Standard and Policy Manual, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Bollinger & Cardenas Architects, Inc. with a City Staff date of 1/26/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Bollinger & Cardenas Architects, Inc. with a City Staff date of 1/26/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Sloat Landscape Architects, LLC with a City Staff date of 1/26/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. *If the optional patio cover is proposed for any of the units, it shall be submitted for review and approval by the Plan Review and Permit Services Staff.*
11. *Submit final plans and elevations of ramadas for Plan Review and Permit Services staff approval.*

ATTACHMENT B

Ordinance

- A. *A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.*

LANDSCAPE DESIGN:**DRB Stipulations**

12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
14. All ground cover and accent materials shall be decomposed granite and indigenous stone.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.

15. The individual luminaire lamp shall not exceed 250 watts.
16. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.
17. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

20. No exterior vending or display shall be allowed.
21. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:**Ordinance**

- B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 44-ZN-1965.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

22. Site Plan by BCA, Inc. and dated 01/25/06.
 23. Drainage Report by BCA, Inc. and dated 01/25/06.
 24. Context aerial photo and project narrative.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

25. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

The City's Stormwater Management Division approved a Stormwater Storage Waiver for this development.

26. All riprap shall be indigenous stone.
27. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Wilshire Drive	Minor collector	Existing	Existing	Existing	6-ft. sidewalk required
Hayden	Major arterial	Existing	Existing	Existing	Existing

DRB Stipulations

28. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.
29. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

30. The developer shall design and construct the entrance driveway off of Wilshire Drive in general conformance with Standard Detail #2256 for CL, 2257 for CH, or 2258 for CI.

- a. *The developer shall be responsible for eliminating the existing curb cut near the southwest corner of East Wilshire Drive and North Hayden Road and replacing it with curb, gutter and sidewalk to match existing street improvements.*

31. The developer shall dedicate 1-foot vehicle no access easement on Hayden.

Ordinance

C. The Applicant will be required to install streetlights at the southwest corner of Wilshire Drive and Hayden Road and on the south side of Wilshire Drive in between existing locations of streetlights on north side of Wilshire Drive. The Applicant shall provide a photometric analysis to determine if a streetlight is warranted at the south-side Wilshire Drive location.

INTERNAL CIRCULATION:

DRB Stipulations

32. The developer shall provide a minimum parking aisle width of 24 feet.

33. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

D. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
1-foot wide along Hayden frontage except for the emergency access area.	Vehicular no access easement

DRB Stipulations

34. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

35. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Hayden Road except at the approved driveway location.

36. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

E. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

F. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

37. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

38. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

G. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (2) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

H. Underground vault-type containers are not allowed.

I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

39. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

40. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

41. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

42. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
43. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

As-Built Plans.

44. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- M. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

45. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- Developer shall have the required hydrants installed and operable prior to the footing inspection. Hydrants shall be spaced at a maximum of 700' at 1500 GPM.
- Premises identification to be legible from street or drive & shall be on all plans.
- Fire lanes & emergency access shall be provided & marked in compliance with City of Scottsdale Revised Codes and IFC.
- Provide all weather access road (min. 16') to all buildings & hydrants from public way during construction.
- Sprinkler system shall be installed to comply with minimum NFPA criteria (2002 edition) & Scottsdale Revised Codes. Systems with 100 heads or more shall have off-site monitoring.